

LEGAL DESCRIPTION

(Per Commitment No. 2523434)

Parcel 1:
Block 9 of the Village of Norwood, Carver County, Minnesota, EXCEPTING THEREFROM the South 125 feet, running East to West the full length of said Block.

And
That part of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company's right-of-way situated in the Southeast Quarter of the Northeast Quarter of Section 15, Township 115 North, Range 26 West, Carver County, Minnesota, described as follows:

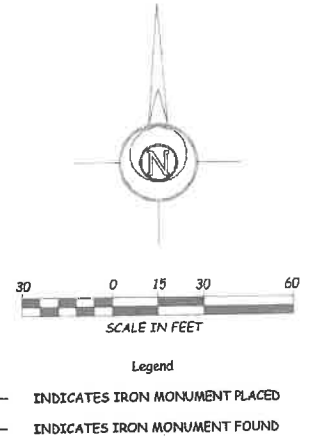
Beginning at the Northwest corner of Block 9, original Townsite of the Village of Norwood, Minnesota, according to the recorded plat thereof, thence on an assumed bearing of North 0 degrees 00 minutes 00 seconds East along the East line of Progress Street 150.00 feet to a point 50 feet south of the centerline of the main track of said railroad; thence South 89 degrees 50 minutes 00 seconds East parallel with said centerline of said railroad 130.69 feet; thence South 0 degrees 00 minutes 00 seconds West 150.00 feet to the North line of said Block 9, thence North 89 degrees 50 minutes 00 seconds West along said North line of Block 9, a distance of 130.69 feet to the point of beginning.

And
The easterly half of vacated Progress Street adjacent and appurtenant thereto, pursuant to Resolution No. 2024-41 filed September 30, 2024 as Document No. A777879,

And
Parcel 2:
That part of the Chicago, Milwaukee, St. Paul and Pacific Railroad right-of-way situated in the Southeast Quarter of the Northeast Quarter of Section 15, Township 115 North, Range 26 West, Carver County, Minnesota, described as follows: Commencing at the Northwest corner of Block 9; Original Townsite to the Village of Norwood, Minnesota, according to the recorded plat thereof, thence on an assumed bearing of South 89 degrees 50 minutes 00 seconds East along the North line of said Block 9, a distance of 130.69 feet to the point of beginning of the tract to be described; thence continuing South 89 degrees 50 minutes 00 seconds East along said North line of Block 9, a distance of 222.00 feet to the Northeast corner of said Block 9; thence on a bearing of North along the West line of Reform Street, a distance of 150.00 feet to a point 50.00 feet South of the centerline of said railroad, thence North 89 degrees 50 minutes 00 seconds West parallel with said centerline of the railroad, a distance of 222.00 feet; thence on a bearing of South a distance of 150.00 feet to the point of beginning, Carver County, Minnesota.

*The utilities shown hereon were located using the Gopher State One-Call system and verified in the field where possible. Private utility locations, such as underground sprinklers, underground service lines, etc may not have been located. O'Malley & Kron cannot guarantee that all utility companies responded or the accuracy or completeness of the locates. Prior to digging, contact Gopher One at 1-800-252-1166 and refer to ticket numbers 250550351 and 250550352.

- LEGEND
- ST INDICATES STORM SEWER LINE
 - SN INDICATES SANITARY SEWER LINE
 - I INDICATES UNDERGROUND WATER
 - G INDICATES UNDERGROUND GAS
 - E INDICATES UNDERGROUND ELECTRIC
 - C INDICATES UNDERGROUND CABLE
 - F INDICATES UNDERGROUND FIBER OPTIC
 - OH-P INDICATES OVERHEAD POWER
 - X INDICATES FENCE LINE
 - ⊕ INDICATES STORM MANHOLE
 - ⊙ INDICATES SANITARY MANHOLE
 - ⊞ INDICATES CATCH BASIN
 - ⋈ INDICATES WATER VALVE
 - ⊥ INDICATES HYDRANT
 - ⋈ INDICATES POWER POLE
 - ⊞ INDICATES GAS PEDESTAL
 - ⊞ INDICATES ELECTRIC PEDESTAL
 - ⊞ INDICATES CABLE PEDESTAL
 - ▭ INDICATES BITUMINOUS SURFACE
 - ▨ INDICATES CONCRETE SURFACE
 - ▩ INDICATES GRAVEL SURFACE



NOTE: THIS SURVEY IS INTENDED ONLY FOR THE BENEFIT OF THE PARTY TO WHOM IT WAS PREPARED FOR AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE. UNAUTHORIZED REPRODUCTION OF THIS DOCUMENT IS PROHIBITED.

1004 2nd ST. SE
WILLMAR, MN 56201
PH. 320-235-4012

340 CHAPEL HILL RD.
COLD SPRING, MN 56320
PH. 320-685-5905

1250 HWY 15 SOUTH
HUTCHINSON, MN 55350
PH. 320-234-1223

CERTIFICATE OF SURVEY PREPARED BY:
O'MALLEY & KRON
LAND SURVEYORS, INC.

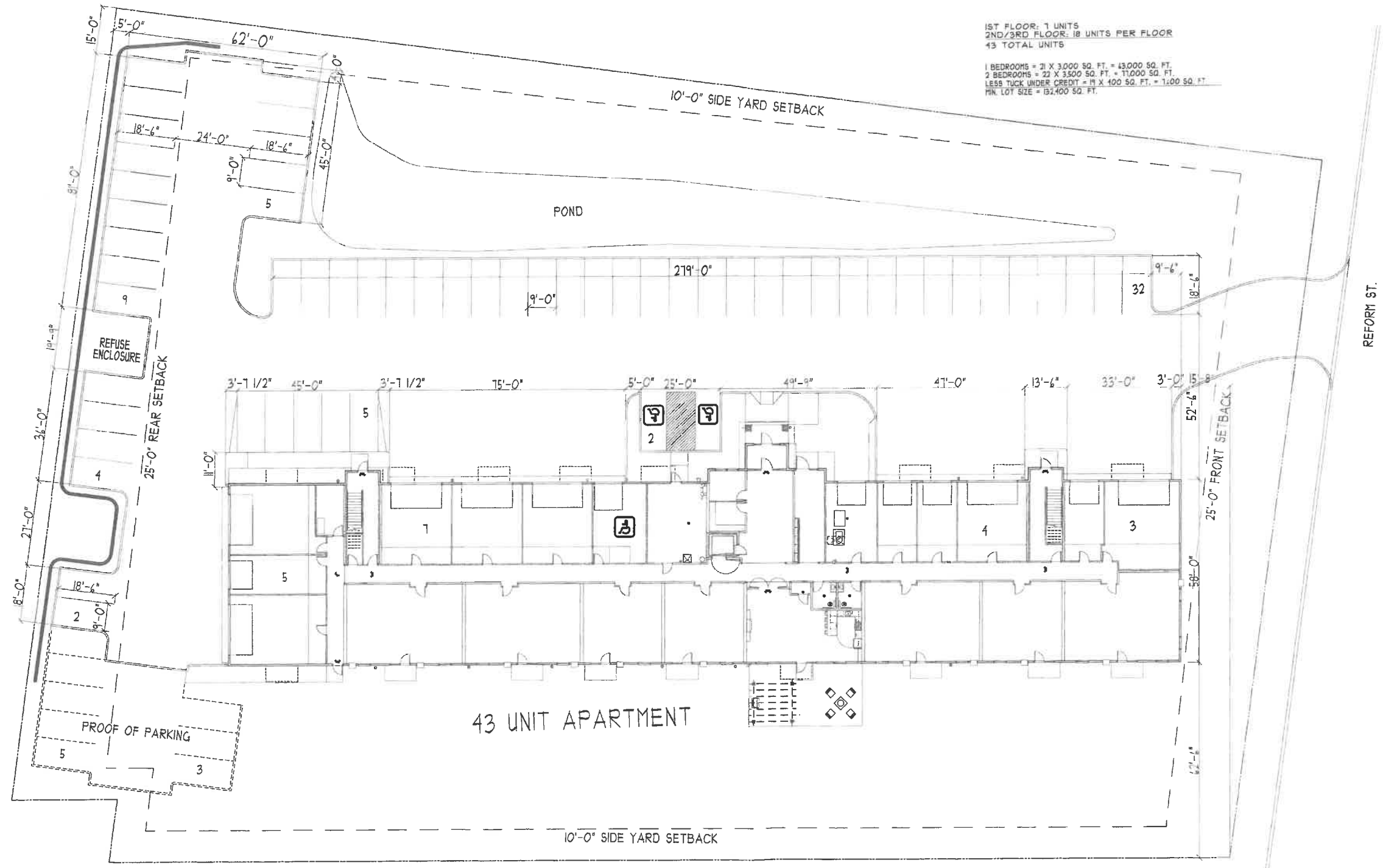
I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

ADAM K. CHRISTENSON
MINNESOTA REGISTRATION NO. 50333

DATE: 03-03-25

SHEET 1 OF 1

CERTIFICATE OF SURVEY PREPARED FOR:
COMMUNITY ASSET DEVELOPMENT GROUP
JOB NO: 2025-63
FILE NAME: 2025-63.DWG
LOCATION: 15-115-26



TUCK UNDER STALLS = 19
 SURFACE STALLS = 51
 PROOF OF PARKING = 8
 TOTAL PARKING STALLS = 86
 TOTAL APARTMENT UNITS = 43

 **SITE PLAN**
 SCALE: 1" = 1/16"

ACCESSIBILITY	UNIT TYPE	UNIT MIX				S.F.	%	TOTAL
		1ST FLR.	2ND FLR.	3RD FLR.	TOTAL			
B	B1 (1 BED) (1 BATH)	2	1	1	14	470 S.F.	37.25%	21 = 48.15%
A	B2 (1 BED) (1 BATH)	1	0	0	1	470 S.F.	2.25%	
B	B3 (1 BED+DEN) (1 BATH)	0	2	2	4	788 S.F.	9.25%	
B	C1 (2 BED) (2 BATH)	3	4	4	11	930 S.F.	25.5%	22 = 51.25%
C3	(2 BED) (2 BATH)	1	4	4	9	1,022 S.F.	21%	
B	C4 (2 BED) (1 BATH)	0	1	1	2	944 S.F.	4.15%	
TOTAL		1	18	18	43			

1ST FLOOR: 1 UNITS
 2ND/3RD FLOOR: 18 UNITS PER FLOOR
 43 TOTAL UNITS
 1 BEDROOMS = 21 X 3,000 SQ. FT. = 63,000 SQ. FT.
 2 BEDROOMS = 22 X 3,500 SQ. FT. = 77,000 SQ. FT.
 LESS TUCK UNDER CREDIT = 19 X 100 SQ. FT. = 1,900 SQ. FT.
 MIN. LOT SIZE = 132,400 SQ. FT.

COLE GROUP ARCHITECTS, INC. is a registered professional architectural firm in the State of Minnesota. This plan is prepared by a firm registered in the State of Minnesota. The plan is prepared by a firm registered in the State of Minnesota. The plan is prepared by a firm registered in the State of Minnesota.

PROPOSED:
NORWOOD FLATS
41 UNIT APARTMENT
 NORWOOD YOUNG AMERICA, MN

DEVELOPER/OWNER:
 COMMUNITY ASSET
 DEVELOPMENT GROUP
 CHASKA, MN

ARCHITECT:
 COLE GROUP ARCHITECTS, INC.
 211 Park Avenue South
 Suite 202
 Minneapolis, MN 55404
 Phone: (612) 763-5709
 Fax: (612) 763-5709
 Email: info@colegroup.com

PLOTTED: 04-04-25 FILE: 24029 CON: 3

Project No. 24029
 Issue Date:
 Document Set:
 PRELIMINARY

A010

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

9. STORM SEWER STRUCTURE DESIGNATIONS:
- * "CB" DENOTES PRECAST CONCRETE CATCH BASIN
 - * "NP" DENOTES NYLOPLAST CATCH BASIN
 - * "SM" DENOTES PRECAST CONCRETE STORM SEWER MAINHOLE
 - * "SC" DENOTES STORM SEWER CLEANOUT
 - * "TD" DENOTES INTERIOR DIAMETER OF STRUCTURE
10. FINISHED ELEVATIONS OF LANDSCAPED AREAS IMMEDIATELY ADJACENT TO BUILDINGS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR OR TOP-OF-BLOCK ELEVATION, UNLESS NOTED OTHERWISE ON THE PLAN.

11. CONTRACTOR SHALL PERFORM ALL NECESSARY CALCULATIONS TO VERIFY EARTHWORK QUANTITIES. CONTRACTORS BID RELATED TO EARTHWORK, CUTTING, FILLING, GRADING, ETC. SHALL BE BASED ON CONTRACTOR CALCULATIONS COMPLIED BY THE CONTRACTOR.
12. SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.
- SPOT ELEVATIONS LOCATED ALONG CURB & GUTTER OR THICKENED EDGE SIDEWALK REPRESENT ROUTINE ELEVATIONS OF CUTTER SECTION OR ADJACENT PAVEMENT. TOP-OF-CURB OR TOP-OF-THICKENED EDGE SIDEWALK SURFACE ELEVATIONS ARE 6" ABOVE THE FLOW LINE SPOT ELEVATION SHOWN ON THE PLANS, UNLESS NOTED OTHERWISE.

13. SPOT ELEVATION DESIGNATIONS:
- * "DE" DENOTES EXISTING SPOT ELEVATION
 - * "HP" DENOTES HIGH POINT
 - * "FL" DENOTES FLOWLINE
 - * "CB" DENOTES BACK OF CURB
 - * "EC" DENOTES EDGE OF CONCRETE
 - * "EP" DENOTES EDGE OF PAVEMENT

14. ALL SPOT ELEVATIONS AND CONTOURS INDICATED ON THIS PLAN ARE INTENDED TO PROVIDE ADEQUATE POSITIVE DRAINAGE TOWARDS CATCH BASINS, CURB CUTS, POND, BASINS AND/OR OTHER OUTLETS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT SPECIFIED SURFACE INFRASTRUCTURE TO ELEVATIONS AND GRADES INDICATED ON THIS PLAN, AS WELL AS ENSURE THAT ADEQUATE POSITIVE DRAINAGE IS CONSTRUCTED AND MAINTAINED THROUGHOUT THE ENTIRE SITE AND/OR CONSTRUCTION AREA.
15. CONTRACTOR SHALL HIRE A LICENSED SURVEYOR TO PROVIDE STAKING FOR THE CONSTRUCTION OF THE FILTRATION BASIN. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT THE FILTRATION BASIN TO THE SIZE AND ELEVATIONS INDICATED ON THE PLAN, SUCH THAT IT CONTAINS THE STORAGE VOLUME(S) ASSUMED IN ITS DESIGN.

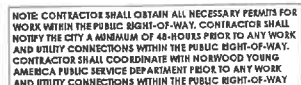
16. CONTRACTOR SHALL CONTRACT WITH A LICENSED STRUCTURAL ENGINEER FOR DESIGN OF ANY RETAINING WALLS SHOWN ON THIS PLAN.
17. LINEAL FOOTAGE AND HEIGHTS OF ANY RETAINING WALLS SHOWN ON THIS PLAN ARE ESTIMATED, BASED ON THE TOPOGRAPHIC SURVEY BACKGROUND, AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

18. CONTRACTOR SHALL PROVIDE RAILING ALONG RETAINING WALL AS REQUIRED BY CODE.

IF REQUIRED BY THE MN DEPT. OF LABOR AND INDUSTRY (MNDIL), OWNER AND/OR CONTRACTOR SHALL SUBMIT FOR STATE PLUMBING REVIEW, AND OBTAIN AN APPROVED PLUMBING REVIEW REPORT FROM MNDIL PRIOR TO THE INSTALLATION OF ANY STORM SEWER UTILITIES.

CONSTRUCTION OF STORM SEWER UTILITIES SHALL NOT COMMENCE UNTIL AFTER THE APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED, AND ANY AND ALL PERTINENT COMMENTS HAVE BEEN ADDRESSED ON THE PLANS AND IN THE PROJECT SPECIFICATIONS. CONTRACTOR IS ADVISED TO ORDER STORM SEWER UTILITY MATERIALS AFTER APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED FROM HINDU

NOTE: CADD FILES FOR ESTIMATING EARTHWORK QUANTITIES ARE AVAILABLE TO CONTRACTOR FOR PREPARING BIDS. IN ORDER TO RECEIVE THE CADD FILES, THE CONTRACTOR WILL NEED TO SIGN A HOLD-HARMLESS AGREEMENT PROVIDED BY SCHULTZ ENGINEERING & SITE DESIGN, AND AGREE TO PAY A \$50 PROCESSING FEE. THE CADD FILES WILL BE RELEASED UPON RECEIPT OF THE CHECK.



NOTE: EXISTING BITUMINOUS PAVEMENT AND CURB & GUTTER TO BE REMOVED AS NECESSARY FOR NEW DRIVEWAY ENTRANCE AND UTILITY CONNECTIONS (SEE C4).

REPLACE BITUMINOUS PAVEMENT AND CURB & GUTTER PER CITY REQUIREMENTS.

NOTE: THE CONDITION OF REFORM STREET SHALL BE REVIEWED BY THE CITY AND CONTRACTOR PRIOR TO ANY WORK AND VERIFIED WITH VIDEO OR PHOTOS. ANY DAMAGE TO THE STREET AFTER WORK COMMENCES SHALL BE DEEMED TO BE CAUSED BY THE CONTRACTOR AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.



SCHULTZ ENGINEERING
& SITE DESIGN

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schullzeng@live.com
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

BRIAN J. SCHULTZ, PE
LICENSE NO.: 43129
DATE: xx/xx/2025

REVISIONS

NO.	DATE	DESCRIPTION
1	xx/xx/2025	
2	xx/xx/2025	
3	xx/xx/2025	
4	xx/xx/2025	

SCHULTZ ENG. PROJECT NO.: 25009
 ISSUE DATE: xox/xox/2025
 DRAWN BY: NES
 REVIEWED BY: BJS
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 DESIGN, PLLC 2025

CIVIL SHEET INDEX

- C1 - STANDARD NOTES & SPECIFICATIONS
- C2 & C3 - STANDARD DETAILS
- C4 - DEMOLITION & REMOVALS PLAN
- C5 - GRADING PLAN
- C6 - SWPPP - STANDARD NOTES
- C7 - SWPPP - STANDARD DETAILS
- C8 - SWPPP - PLAN VIEW
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- C10 - PUBLIC SIDEWALK PLAN

NORWOOD FLATS
41-UNIT APARTMENTS

NORWOOD YOUNG
AMERICA, MN

GRADING PLAN



C5

UTILITY AND SURFACING NOTES:

WATER AND SANITARY SEWER UTILITIES

1. WATER MAIN AND ANY WATER SERVICE LINES SHALL BE PLACED AT A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
2. IF CONFLICTS ARE DISCOVERED WHERE WATER MAIN OR SERVICES CROSS EXISTING OR PROPOSED SANITARY SEWER, SERVICE LINES, OR STORM SEWER, THE WATER MAIN SHALL BE RAISED OR LOWERED APPROPRIATELY WHILE STILL MAINTAINING A MINIMUM DEPTH OF 8 FEET BELOW FINISHED GRADE.
3. WATER PIPE SHALL BE DR18 OR HIGHER PRESSURE RATING.
4. SANITARY SEWER SERVICE AND FITTINGS SHALL BE SDR 35.
5. INSULATION SHALL BE PLACED AT ALL LOCATIONS WHERE STORM SEWER CROSSES SANITARY SEWER, WATER MAIN, OR ASSOCIATED SERVICES. INSULATION SHALL CONSIST OF AN 8'-11" X 8'-11" SQUARE OF 2" THICK RIGID INSULATION. INSULATION SHALL BE PLACED BETWEEN THE STORM SEWER AND PIPE CROSSING WITH THE EDGES OF THE INSULATION PARALLEL TO THE PIPING AS MUCH AS POSSIBLE.
6. INSTALL SANITARY SEWER SERVICE LINE CLEANOUTS AS REQUIRED BY THE MINNESOTA PLUMBING CODE.
7. INSTALL TRACER WIRE ALONG PROPOSED UNDERGROUND UTILITY PIPE AS PER MINNESOTA RURAL WATER ASSOCIATION STANDARDS AND SPECIFICATIONS.
<https://www.mnwa.com/wp-content/uploads/2022/06/Tracer-Wire-Spec-Guide-Final-0613.pdf>
8. SEE SHEET C2 FOR STORM SEWER ELEVATIONS AND SLOPE, AND SHEET C2 FOR STANDARD DETAILS RELATING TO THE PLACEMENT OF THE UTILITY.
9. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION.
10. PRIOR TO CONSTRUCTION OF SANITARY SEWER, AND ORDERING ASSOCIATED MATERIALS, THE CONTRACTOR'S PLUMBING DESIGNER SHALL PROVIDE THE ENGINEER WITH THE TOTAL DRAINAGE FIXTURE UNITS (DFU) FOR THE INTERIOR PLUMBING TO VERIFY THE CORRECT SIZING AND SLOPE OF THE SANITARY SEWER SERVICE.

OWNER AND/OR CONTRACTOR SHALL SUBMIT FOR STATE PLUMBING REVIEW, AND OBTAIN AN APPROVED PLUMBING REVIEW REPORT FROM MNDD, PRIOR TO THE INSTALLATION OF ANY SANITARY SEWER OR WATER UTILITIES.

CONSTRUCTION OF SANITARY SEWER OR WATER UTILITIES SHALL NOT COMMENCE UNTIL AFTER THE APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED, AND ANY AND ALL PERTINENT COMMENTS HAVE BEEN ADDRESSED ON THE PLANS AND IN THE PROJECT SPECIFICATIONS. CONTRACTOR IS ADVISED TO ORDER UTILITY MATERIALS AFTER APPROVED PLUMBING REVIEW REPORT HAS BEEN OBTAINED FROM MNDD.

SURFACING

1. SUBGRADES SHALL BE SCARIFIED AND COMPACTED AS NECESSARY TO ATTAIN THE REQUIRED COMPACTION INDICATED IN THE GENERAL NOTES (SHEET C1). TEST ROLLING OF THE SURGRADE SHALL BE OBSERVED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN. LOCATIONS EXHIBITING EXCESSIVE RUTTING PER ANDDOT SPEC. 0111 SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER PRIOR TO THE PLACEMENT OF AGGREGATE BASE. COMPACTION TESTING IN UTILITY TRENCHES SHALL BE PERFORMED BY AN INDEPENDENT TESTING FIRM.
2. AGGREGATE BASE AND SURFACE COURSES SHALL BE ROLLED AND COMPACTED. TEST ROLLING OF THE AGGREGATE BASE AND/OR SURFACING SHALL BE OBSERVED BY A SOILS ENGINEER TO VERIFY STABILITY. MAXIMUM ALLOWED DEFLECTION DURING TEST ROLLING OF AGGREGATE BASE OR SURFACE COURSES SHALL BE 1/2".
3. ALL EXISTING BITUMINOUS OR CONCRETE EDGES, WHICH WILL ABUT NEW BITUMINOUS OR CONCRETE SURFACING SHALL BE SAWCUT TO OBTAIN A VERTICAL EDGE.
4. EXPANSION JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE, AND AT ALL LOCATIONS WHERE SEPARATE CONCRETE POURS ABUT EACH OTHER.
5. CONCRETE PAVEMENT OR APRONS, WHICH ABUT DOORWAY OPENINGS SHALL BE TIED TO THE FLOOR SLAB WITH #4 BARS ALONG THE ENTIRE WIDTH OF THE DOORWAY. SEE DETAIL ON SHEET C3.
6. SEE SHEET C1 FOR SPECIFICATIONS REGARDING THE CONSTRUCTION OF HARDCAPES.

CIVIL CHECK SET - 04/24/2025

PRELIMINARY - NOT FOR CONSTRUCTION



SCHULTZ ENGINEERING & SITE DESIGN

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BRIAN J. SCHULTZ, PE
LICENSE NO.: 43129
DATE: xx/xx/2025

REVISIONS

NO.	DATE	DESCRIPTION
1	xx/xx/2025	
2	xx/xx/2025	
3	xx/xx/2025	
4	xx/xx/2025	

SCHULTZ ENG. PROJECT NO.: 25009
ISSUE DATE: xx/xx/2025
DRAWN BY: NES
REVIEWED BY: BJS
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NORWOOD FLATS 41-UNIT APARTMENTS

NORWOOD YOUNG AMERICA, MN

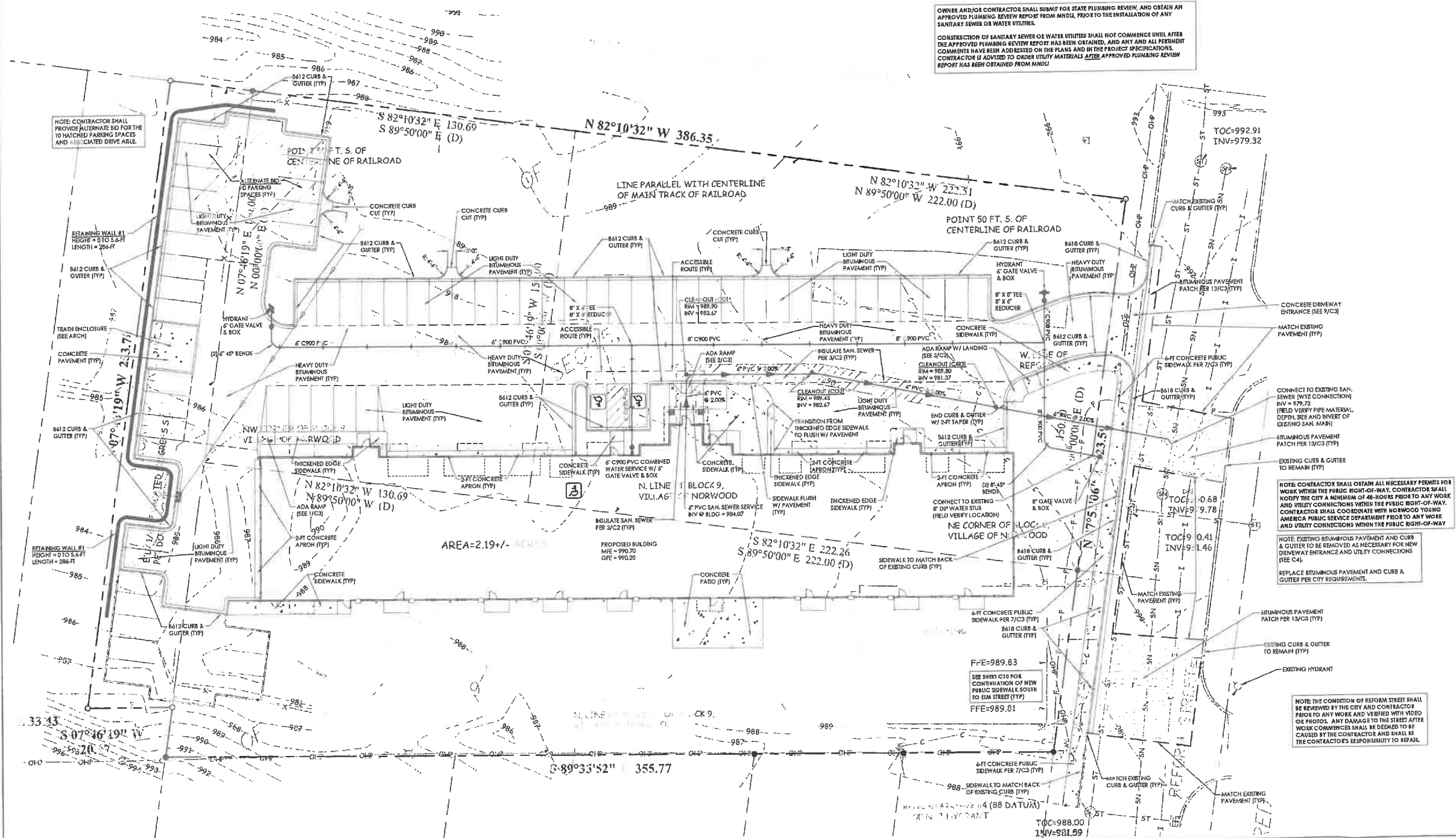
UTILITY & PAVING PLAN

SCALE: 1"=20'



C9

25009UtilityPaving.dwg





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NORWOOD FLATS
41-UNIT APARTMENTS

NORWOOD YOUNG
AMERICA, MN

PUBLIC SIDEWALK
PLAN

SCALE: 1"=20'



C10

PLANTING SCHEDULE

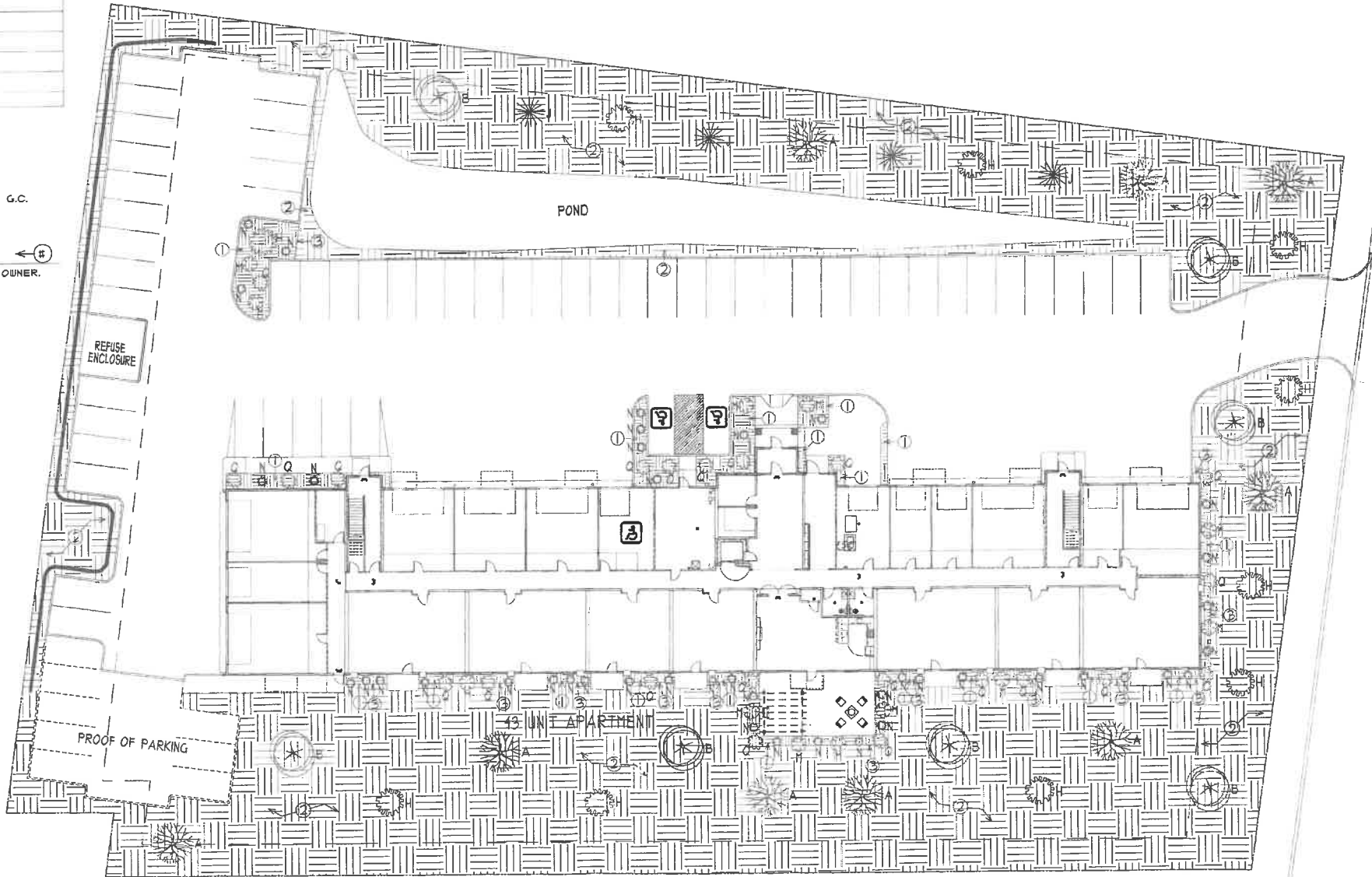
TYPE	QUANTITY	LETTER	SYMBOL	COMMON NAME	BOTANICAL NAME	MIN. H.T. AT PLANT	CAULUS	APPROX. MATURE HEIGHT	ROOT	REMARKS
OVERSTORY DECIDUOUS	3	A	●	AUTUMN BLAZE MAPLE	Acer rubra 'Autumn Blaze'	-	2 1/2"	-	B I B	STRAIGHT LEADER AND FULL CROWN
	1	B	○	LITTLE LEAF LINDEN	Tilia cordata	-	2 1/2"	-	B I B	STRAIGHT LEADER AND FULL CROWN
	-	C	●	CRIMSON KING MAPLE	Acer platanoides	-	2 1/2"	-	B I B	STRAIGHT LEADER AND FULL CROWN
	-	D	○	-	-	-	-	-	-	-
14 DECIDUOUS TREES PROVIDED										
DECIDUOUS ORNAMENTAL TREE	-	E	○	FLOWERING CRABAPPLE	Malus 'Snowdrift'	-	2"	-	B I B	STRAIGHT LEADER AND FULL CROWN
	-	F	○	SPRING SHOW CRABAPPLE	Malus 'Spring Snow'	-	2"	-	B I B	STRAIGHT LEADER AND FULL CROWN
	-	G	○	-	-	-	-	-	-	-
	10	H	○	SUNBURST HONEYLOCUST	Gleditsia Truncostriata	-	2"	-	B I B	STRAIGHT LEADER AND FULL CROWN
10 DECIDUOUS TREES PROVIDED										
CONIFEROUS TREES	4	J	●	BLACK HILLS SPRUCE	Picea glauca densata	6'-0"	-	-	B I B	STRAIGHT LEADER
	-	K	●	COLORADO BLUE SPRUCE	Picea pungens	6'-0"	-	-	B I B	STRAIGHT LEADER
4 CONIFEROUS TREES PROVIDED										
DECIDUOUS SHRUBS	-	L	●	GOLD MOUND SPIREA	Spiraea bushda 'goldmound'	24"	-	-	POTTED	-
	12	M	●	NINEBARK SUMMER LIME	Physocarpus opulifolius	24"	-	-	POTTED	-
	42	N	●	COMPACT P.M. RHODODENDRON	Spiraea bushda 'goldmound'	24"	-	-	POTTED	-
	-	P	●	MISS KIM LILAC	Syringa patula 'miss kim'	24"	-	-	POTTED	-
	-	T	●	HYDRANGEA	Hydrangea paniculata	24"	-	-	POTTED	-
	-	X	●	K.F. FEATHER REED GRASS	Calamagrostis x scutellaria	24"	-	-	POTTED	-
54 TOTAL DECIDUOUS SHRUBS PROVIDED										
EVERGREEN SHRUBS	22	Q	●	DWARF GOLDEN ARBOREVITAE	Thuja occidentalis 'Golden Globe'	24"	-	-	POTTED	-
	-	R	●	SAVIN JUNIPER	Juniperus sabina	24"	-	-	POTTED	-
	-	S	●	HETZ MIDGET ARBOREVITAE	Thuja occidentalis 'Hetz Midget'	24"	-	-	POTTED	-
	-	U	●	BOXWOOD	BUXUS	24"	-	-	POTTED	-
	-	V	●	UPRIGHT JUNIPER	Juniperus chinensis	24"	-	-	POTTED	-
	-	Y	●	DAYLILY	Hemerocallis	24"	-	-	POTTED	-
22 TOTAL EVERGREEN SHRUBS PROVIDED										

GENERAL NOTE:

- A) VERIFY EXISTING TREE LOCATIONS AND QUANTITIES TO REMAIN, AND ADJUST PLANTING SCHEDULE ACCORDINGLY, TO BE APPROVED BY CITY.
- B) ALL LANDSCAPED AREAS TO BE IRRIGATED. EQUIPMENT TO HAVE BACK FLOW PREVENTION DEVICE AND RAIN SENSOR DEVICE. VERIFY W/ G.C.
- C) ALL LANDSCAPED AREAS WITHOUT ROCK / CEDAR MULCH TO HAVE SOD OR SEED. VERIFY W/ G.C.
- D) PLANTING DEPTH OF ALL MATERIALS SHALL BE SUCH THAT THE ROOT FLAIR IS AT FINISHED GRADE.

LANDSCAPE PLAN NUMBER NOTES

1. LANDSCAPE CLOTH w/ LANDSCAPE MULCH THIS AREA SHOWN HATCHED. VERIFY EXTENTS w/ OWNER.
2. AREA TO BE SEEDING OR SODDED WITH LAWN GRASS.
3. LANDSCAPE EDGING 36" OUT FROM BUILDING. AND OTHER MARKED AREAS.



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

REFORM ST.

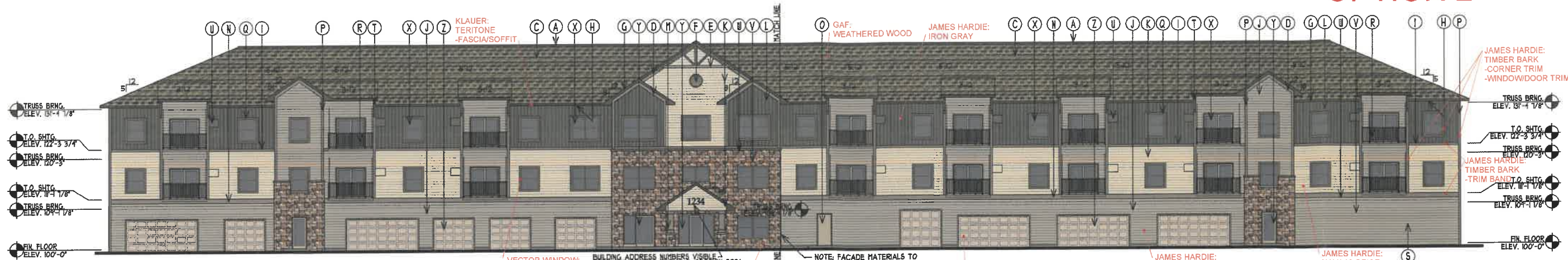
COLE GROUP ARCHITECTS, INC. APPROVES THE PRELIMINARY DESIGN AND PLANNING FOR THE PROJECT. THIS PLAN IS TO BE USED FOR PERMITTING PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY COLE GROUP ARCHITECTS, INC. BEFORE PROCEEDING WITH CONSTRUCTION.

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PROPOSED:
NORWOOD FLATS
41 UNIT APARTMENT
NORWOOD YOUNG
AMERICA, MN
DEVELOPER/OWNER:
COMMUNITY ASSET
DEVELOPMENT GROUP
CHASKA, MN
PHONE: (612) 703-5709

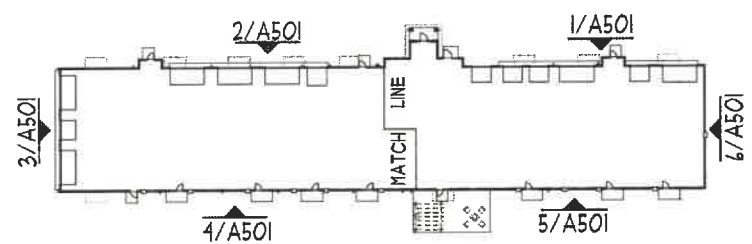
PROJECT NO. 2402
ISSUE DATE
PROJECT SITE
PRELIMINARY
L010

OPTION 2



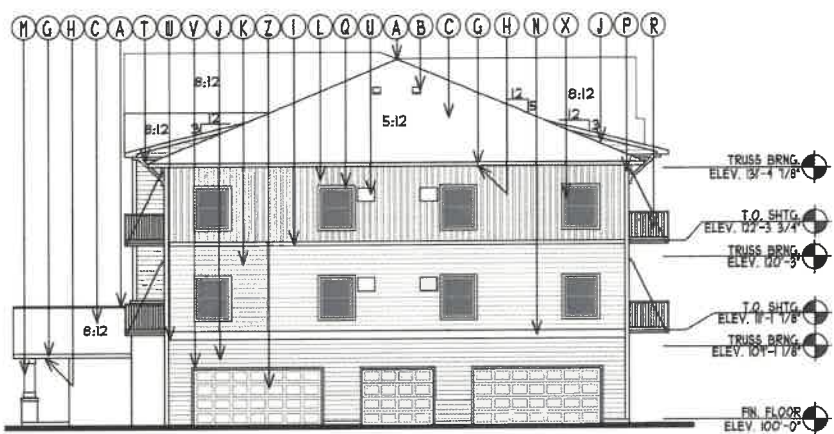
1 FRONT ELEVATION - AREA "A"
SCALE: 3/32" = 1'-0" SOUTH WEST

2 FRONT ELEVATION - AREA "B"
SCALE: 3/32" = 1'-0" SOUTH WEST

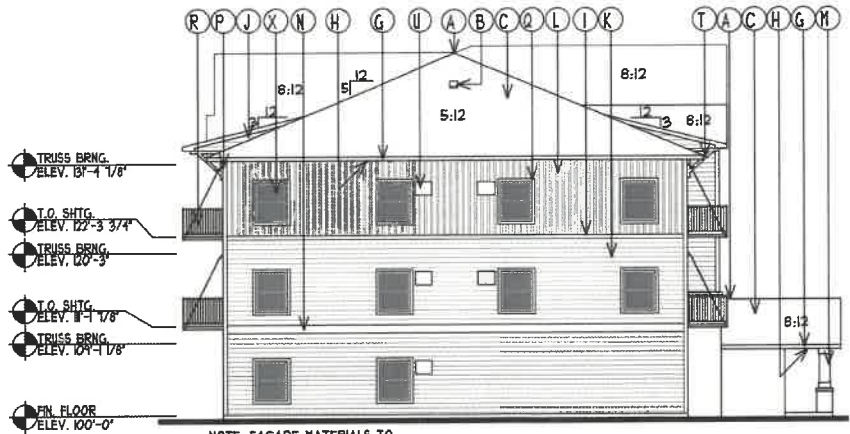


KEY PLAN
NO SCALE

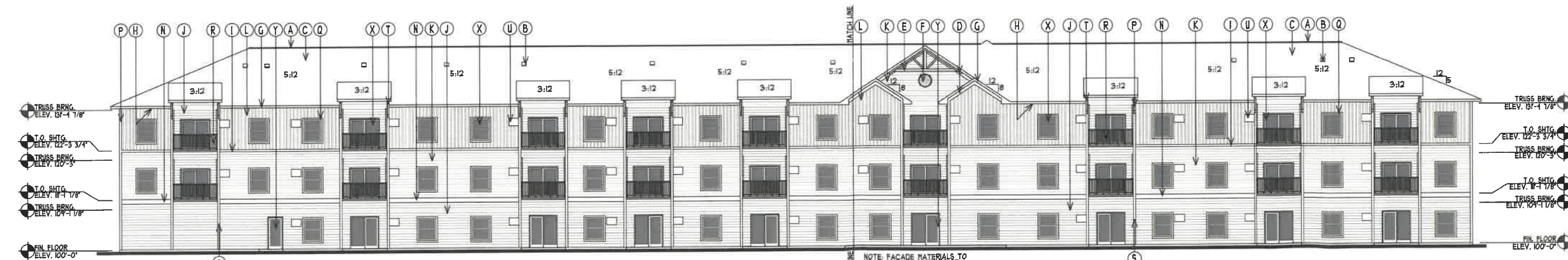
EXTERIOR MATERIAL SCHEDULE:	
KEY	ITEM
A	CONTINUOUS BRIDGE VENT WITH BRIDGE FILTRATION SCREENS
B	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
C	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
D	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
E	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
F	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
G	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
H	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
I	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
J	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
K	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
L	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
M	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
N	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
O	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
P	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
Q	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
R	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
S	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
T	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
U	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
V	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
W	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
X	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
Y	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS
Z	PRE-FINISHED ATIC VENT WITH BRIDGE FILTRATION SCREENS



3 RIGHT ELEVATION - AREA "B"
SCALE: 3/32" = 1'-0" SOUTH EAST



6 LEFT ELEVATION - AREA "A"
SCALE: 3/32" = 1'-0" NORTH WEST



4 REAR ELEVATION - AREA "B"
SCALE: 3/32" = 1'-0" NORTH EAST

5 REAR ELEVATION - AREA "A"
SCALE: 3/32" = 1'-0" NORTH EAST

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REVISIONS COMMENTS

Project No.
24029

Issue Date:

Document Set:
PRELIMINARY

Plot: 04-28-25 FILE: 24029B CON: 5

A501

